

NORTH FORK 1Q 2021 HOME SALES REPORT

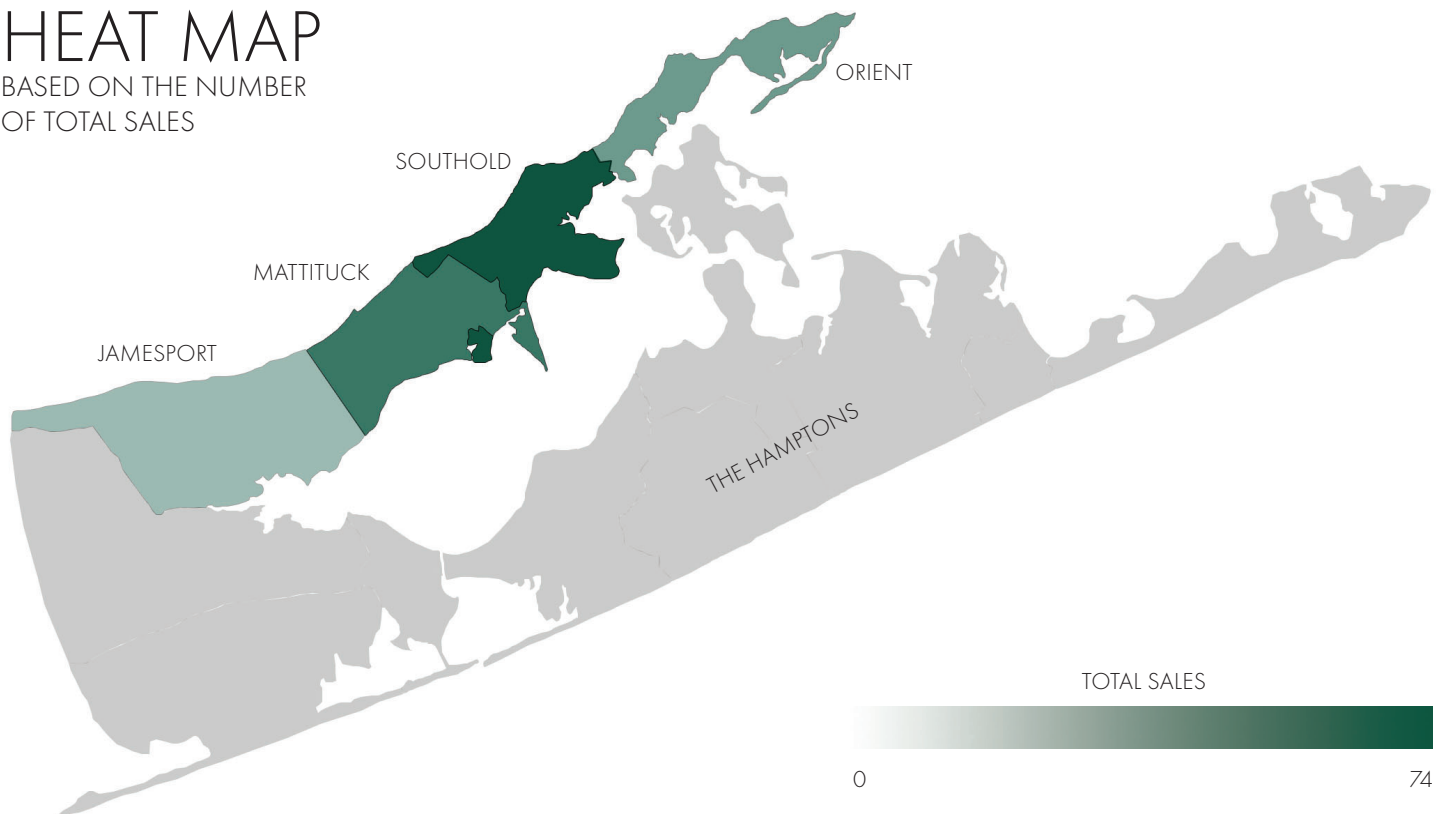
"Keeping in mind all real estate reports are, what I call, a look in the rearview mirror, in so far as the statistics are based on contracts signed 60-90 days prior to recording. That said, this report does not reflect the affect the pandemic initially had on our home sales as March 2020 was the start of the shutdown. The first three months of 2021 were very good months on the North Fork. All three criteria monitored by Town & Country - Total Home Sales Volume, Number of Home Sales, and Median Home Sales Price - saw gains with no red in sight. Orient was the clear breakout winner with the greatest statistical increase in all three criteria. All North Fork markets combined crystalizes the trajectory of the North Fork home sales markets. Every price range and all three criteria monitored by Town & Country show strong growth except under \$500K, which will be in the red moving forward with that segment of the market disappearing. A further sign of strength is the 300% gain in the \$2M-\$3.49M price range."

Judi Desiderio, CEO | JD@TCHamptons.com | 631.324.8080

THE NORTH FORK ALL MARKETS COMBINED	# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M+
	1Q 2021	74	64,950,525	702,500	16	40	14	4	-
	CHANGE	+23.33%	+57.88%	+22.28%	-27.27%	+42.86%	+55.56%	+300.00%	-
	1Q 2020	60	41,139,714	574,500	22	28	9	1	-

NORTH FORK HEAT MAP

BASED ON THE NUMBER
OF TOTAL SALES



To view all reports visit: <https://www.townandcountryhamptons.com/market-reports>

All information is deemed reliable and correct. Information is subject to errors, omissions and withdrawal without prior notice. (Source: The Real Estate Report Inc.)



EAST HAMPTON

BRIDGEHAMPTON

SOUTHAMPTON

WESTHAMPTON BEACH

MONTAUK

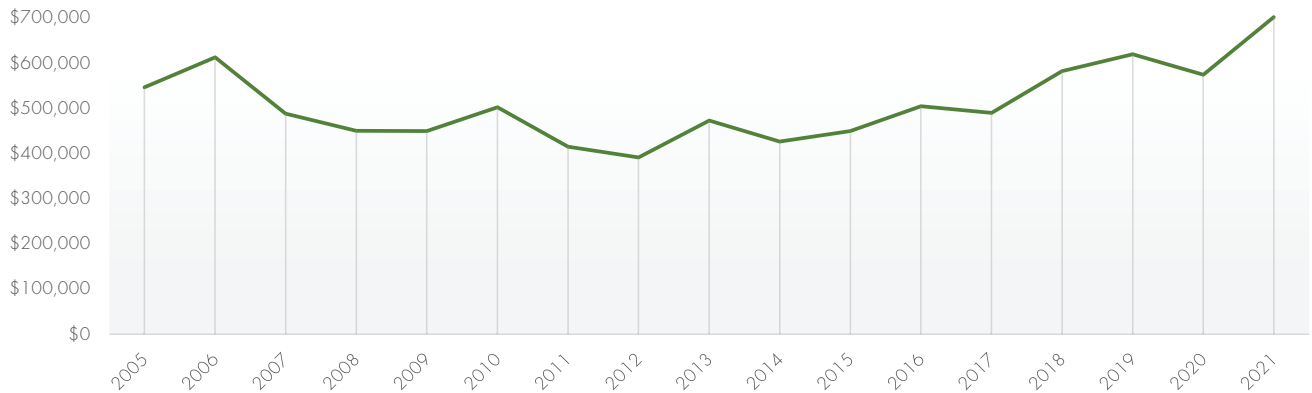
MATTITUCK

GREENPORT

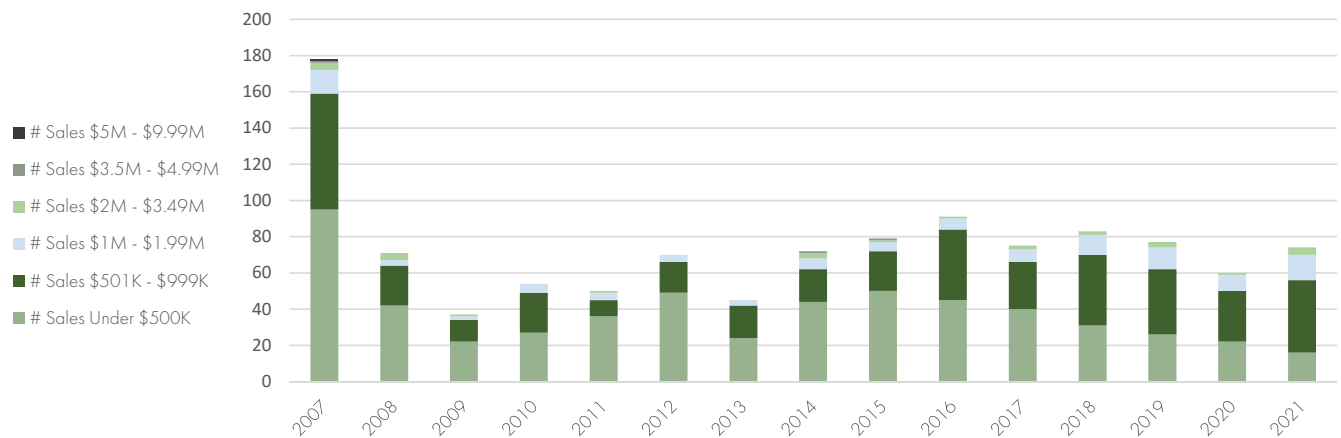
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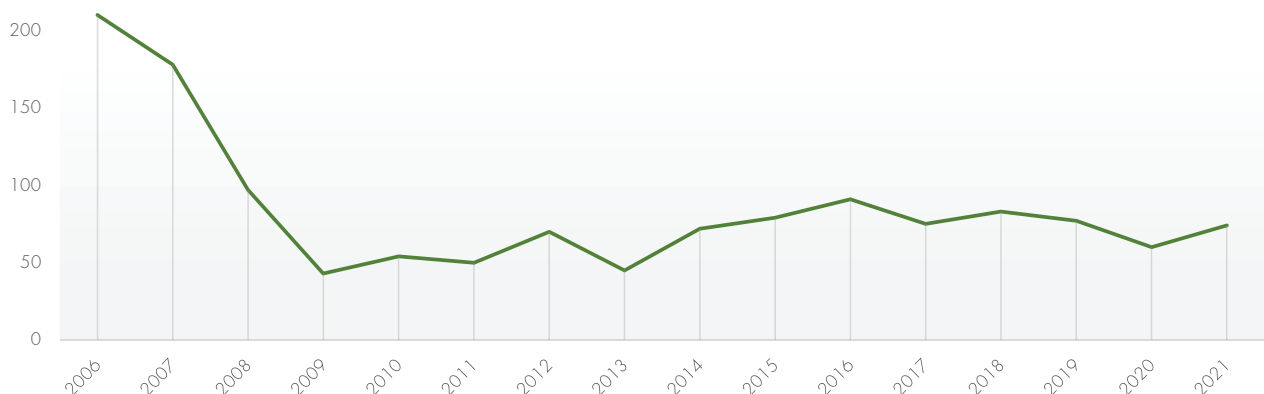
MEDIAN HOME SALES PRICE



SALES TRENDS



TOTAL # OF HOME SALES



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JAMESPORT & MATTITUCK

"Jamesport, which includes Aquebogue, Baiting Hollow, and South Jamesport, like most of the North Fork is lacking for inventory. This market change caused a 57% drop in home sales under \$500K. It's certainly not for lack of demand, but rather lack of supply. Mattituck, which includes Cutchogue and Laurel, is moving into the high end with two notable transfers in the \$2M-\$3.49M price range."

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JAMESPORT INCLUDES AQUEBOGUE, BAITING HOLLOW, SOUTH JAMESPORT		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M+
	1Q 2021	9	6,183,000	549,000	3	5	1	-	-	-
	CHANGE	-	+56.37%	+20.66%	-57.14%	+150.00%	-	-	-	-
	1Q 2020	9	3,954,000	455,000	7	2	-	-	-	-

MATTITUCK INCLUDES LAUREL AND CUTCHOGUE		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M+
	1Q 2021	24	20,319,275	741,000	8	12	2	2	-	-
	CHANGE	+50.00%	+63.23%	+15.87%	+100.00%	+71.43%	-50.00%	+100.00%	-	-
	1Q 2020	16	12,448,270	639,500	4	7	4	1	-	-

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\$2,350,000
Web# 871607

SOUTHOLD & ORIENT

"Southold, which includes New Suffolk and Peconic, closed the most home sales with a total of 28 for the quarter. The area also had the greatest Total Home Sales Volume amount at \$25.7M. Orient, which includes East Marion and Greenport, topped the North Fork markets. In this area, 63% more homes traded hands and the Median Home Sales Price rose 54%. But, it's the Total Home Sales Volume increase of 147% that's the glaring statistic. Note, the Median Home Sales Price in Orient is closing in on \$1M!"

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SOUTHOLD INCLUDES NEW SUFFOLK AND PECONIC		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M+
	1Q 2021	28	25,744,250	753,750	3	18	6	1	-	-
	CHANGE	+3.70%	+31.32%	+18.61%	-66.67%	+28.57%	+50.00%	-	-	-
	1Q 2020	27	19,604,594	635,494	9	14	4	-	-	-

ORIENT INCLUDES EAST MARION AND GREENPORT		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M+
	1Q 2021	13	12,704,000	950,000	2	5	5	1	-	-
	CHANGE	+63%	+147.50%	+54.24%	-	-	+400.00%	-	-	-
	1Q 2020	8	5,132,850	615,925	2	5	1	-	-	-

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